

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Comments:**

1. No Comments.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
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Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Premier Developer, III/Bayshore Condominiums

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**Comments:**

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. This site proposes fifty-five (55) additional units and will generate approximately 230 average daily vehicle trips per day as calculated from use of the ITE vol 6-trip generation manual. It will not require a traffic impact analysis, but additional upgrading of right-of-way shall be necessary. The engineering plans shall include details of all pavement connections, re-grading of the pavement shoulder for drainage retention and pre-treatment, possible addition of storm water system, and not result in significant conflict with existing lighting or power facilities currently existing on the street.
4. Please provide a topographical survey for review of potential conflicts with existing street lighting or power facilities with respect to proposed driveways, street trees, etc.
5. The owner shall contract for the services of a professional engineer licensed in the State of Florida for preparation of plans as follows:

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

- a. Paving, Grading, & Drainage Plan(s)
  - b. Water & Sewer Plan(s)
  - c. Details and Specifications, as applicable
6. The engineering plans shall be submitted for additional review by the engineering staff prior to requesting final DRC approval.
  7. Please provide typical cross-sections through the unpaved swale and boundary berm areas for indication on how the engineer proposes to maintain site storm water runoff and limit impacts to adjacent property and rights-of-way.
  8. Please provide City's standard sidewalk and curbing construction details, or equal, on the engineering plans.
  9. Please complete the vehicular ramp slopes and top and bottom elevations for design review purposes. Each ramp segment shall include indication of the beginning elevation, run length, and slope for confirmation that this design adheres to Code Section 47-20.9.
  10. Please add AASHTP "P" (Passenger) vehicle turning radii to the lobby level site plan layout to ensure turning at points of entry and exit drives to the "arrival court" location provide the necessary vehicular use area for safe circulation of vehicles.
  11. Apply the same AASHTO "P" vehicle radii to the turning points for approaches to the subterranean garage level, as well as the 2<sup>nd</sup> and 3<sup>rd</sup> garage levels.
  12. Provide a turn around only spaces with transitional striping for each dead end of less than 21 spaces in the parking garage. Any dead end zones with greater than 21 spaces shall be prohibited.
  13. The recommended stall and aisle dimensions for 8.5 to 9.5 foot parking space widths vary from 18.5 and 28 feet to 18.5 and 25 feet, respectively. However, it appears that additional room will be available adjacent to the columns for vehicles to use although the circulation appears somewhat cramped in considering industry standards for layout. If additional room is available the architect should consider compliance with industry standards.
  14. Provide a photometric (lighting) plan for additional review prior to requesting pre-Planning and Zoning Board approval.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

15. Provide a staging and storage plan indicating how construction, labor, equipment, and materials will be managed during construction of this project. A narrative description of these elements should be prepared for consideration by the P&Z Board and City Commission.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Comments:**

1. Flow test required.
2. F20 of the FFPC applies to any proposed boat docks.
3. 412 of the FBC applies to this project.
4. Exiting through a utility room or an elevator lobby is not permitted by code.  
See 412.6.2 of the FBC, and NFPA 101, 7.5.2.1
5. Civil plans required showing fire mains, hydrants, DDC and FDC.
6. Roof stair must exit to roof not to service hall. 1008 FBC.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Comments:**

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. This shall include the purchase and installation of network equipment required to restore communications impacted by this development.

**Recommendations:**

1. The City will require the developer to utilize the roof for City communications infrastructure components provided by the developer. This includes, but is not limited to; antennas, repeaters, UPS power supplies, and antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual antennas spaced no less than 4 feet apart. Additional construction and equipment specifications will be made available as required.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

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**Comments:**

1. The "pervious area" (landscape area) calculation on sheets A-01, P-2 and P-3 shows an area of 14,420 square feet (28.5%) (The required minimum is 25%.) The site calculations appear to include areas that would not be included in the Code definition of "Pervious Area" which is "That noncompacted land located at ground level, open to the sky allowing passage of air and water to the subsurface and used or set aside for landscaping." Areas that are not "at ground level", or not "open" to the sky" cannot be included in the calculations. Provide corrections as required, providing assurance that the site's min. pervious area requirement is met.
2. Indicate any existing trees or palms on site, their names and sizes. Show whether or not they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply. Equivalent replacement for removed trees or palms to be above min. site Code requirements. Any trees that would be considered good candidates for relocation should be relocated.
3. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If applicable, overhead lines should be placed underground.
4. Shade trees are required to be at least 22.5' away from palms or non-shade trees, and 15' away from structures. The Live Oaks may be too close to the Medjools, and a Poinciana may be too close to a Bldg.
5. The plans show Pigeon Plums 3' away from the structure. Non-shade trees need to be at least 7 ½' from structures.
6. Sign off plans are required to be sealed by the Landscape Architect.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Don Morris  
954-828-5265

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Project Description:**

The applicant proposes to construct a fifty-five (55) unit condominium project in the IOA District. A Site Plan Level IV review (PZ and CC) is required.

**Comments:**

1. It is strongly recommended that these plans be presented to representatives of the Central Beach Alliance.
2. Pursuant to Section 47-12.5.D.1.d, the proposed development requires review by the Planning and Zoning Board and City Commission as a Site Plan Level IV for reduction of required setbacks (Section 47-12.5.D.1.d.i and ii).
3. Pursuant to Section 47-12.5.D.1.d. ii, the minimum rear yard setback for project in IOA is 20 feet. The proposed rear yard setback of 17'-8", is therefore not permitted.
4. The proposed swimming pool encroaches into the rear setback. To retain the pool in its proposed location, a rear yard modification must be granted by the Planning and Zoning Board and City Commission.
5. Provide a text narrative that shows how this proposal meets Adequacy Requirements of Section 47-25.2 and Neighborhood Compatibility Requirements of Section 47-25.3 (as required by 47-12.6).
6. Provide a point-by-point narrative of how this proposal meets the Central Beach District requirements (Section 47-12.4) and the Central Beach Development Permitting and Approval requirements (Section 47-12.6).
7. The oblique drawings provided are not from opposing views (southeast and west). The oblique drawings are required to be from opposing views.
8. Provide a context plan depicting uses and structure heights for the area.



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

9. Include in the site data table all proposed and required setbacks for the project, as well as the lot coverage percentage.
10. Discuss Amenity Building location with zoning representative.
11. Describe the architectural style of the proposed condominium building and the amenity building. Indicate the significant design elements.
12. Provide detail indication density of the garage grills.
13. Provide dimensions for the proposed dock (Section 47-19.3).
14. Provide width of the waterway on site plan.
15. Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to this item being placed on the Planning and Zoning Board Agenda (Section 47-25.2.Q).
16. Obtain written confirmation from the Broward County Historic Preservation Commission that the site has no archeological or historical significance.
17. Verify location of proposed curb cut with engineering representative. All private drives shall comply with engineering standards (47-20.5 (B)).
18. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
19. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
20. Provide a traffic impact study.
21. Response to all comments shall be provided within 60 calendar days or the proposal may be subject to additional DRC review.
22. Additional comments may be forthcoming.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Police

**Member:** Caryn Cleary- Robitaille,  
954- 828-6419

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Comments:**

1. The following areas need to be placed under access control:
  1. Entry and exit of the parking garage
  2. Elevator foyers on all parking levels
  3. Main lobby entrance
  4. Work out room
2. Lighting in the parking garage should meet the standards set by the IESNA for indoor parking garages.
3. Each floor of the parking garage should have a panic alert system

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Premier Developer, III/Bayshore  
Condominiums

**Case #:** 78-R-03

**Date:** 8/12/03

**Comments:**

1. Waterway use requires a site plan level III review and approval by the Planning and Zoning Board. Ground level terraces and pool and pool deck shall not be located in the required twenty (20) foot landscaped yard, unless approved by the Planning and Zoning Board pursuant to section 47-23.8.
2. The minimum rear yard setback is twenty (20) feet if approved as a site plan level IV.
3. The setback requirements pursuant to section 47-12.5.D.1 are as follows:
  - a. Front yard: twenty (20) feet.
  - b. Side yard: one-half (1/2) the height of the building.
  - c. Rear yard: one-half (1/2) the height of the building.
  - d. If approved as a site plan level IV development, the side and rear yards may be reduced.
4. Central Beach development permitting and approval shall be subject to the design and community compatibility criteria provided in Section 47-25.3 and Adequacy requirements of section 47-2. Provide a narrative outlining how the proposed project complies.
5. Provide a shadow study.
6. Building height shall be measured from grade in accordance section 47-2 definitions.
7. Masonry walls and columns shall not be located within five (5) feet of the waterway when higher than 30" inches pursuant to section 47-19.1.F. Provide design details for the wall/fence.
8. Provide setback dimensions from property line on the elevation and cross sectional plans.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

9. Portions of the proposed building and fountain encroach into the required twenty (20) foot front yard setback. See Lobby level, elevation and cross section pages.
10. Signs shall comply with section 47-22.4.C.13. Provide sign details, locations and square footage.
11. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
12. Trellis on the lanai level encroaches in the required front setback pursuant to section 47-19.2.B.